

CHICAGO PLAN COMMISSION

121 North LaSalle Street
Council Chambers - 2nd Floor, City Hall
Chicago, Illinois 60602

May 21, 2015

1:00 P.M.

MINUTES

PRESENT

Smita Shah
Olga Camargo
Linda Searl
Les Bond
Doris Holleb
Michael Kelly
Andrew Mooney
Terry Peterson
Rebekah Scheinfeld
Patricia Scudiero
Bishop John R. Bryant
Alderman Walter Burnett

ABSENT

Martin Cabrera
Daniel Sih
Euclid Walker
Alderman Edward Burke
Alderman Daniel S. Solis
Alderman Thomas Tunney
Alderman Joseph Moore

- I The Chairman called the meeting to order at 1:05 PM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with eleven members present.
- II. A court reporter was present to record the proceedings. A transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record of the Regular Hearing of the Chicago Plan Commission held on May 21, 2015.
- III. The Minutes of the April 16, 2015 Special Hearing were approved unanimously.
- IV. **The following inter-agency items numbered 1 and 2 under Adjacent Neighbors items numbered 3 through 7 under Negotiated Sales, item number 8 under Tax Increment Financing and items 9 and 10 under Acquisitions and Dispositions were approved by an omnibus vote of 11-0.**

Adjacent Neighbors

1. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 1243 West 49th Place. (15-047-21)
2. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 5045 South Hermitage Avenue. (15-047-21)

Negotiated Sales

3. A resolution recommending a proposed ordinance authorizing the negotiated sale of

City-owned land for the property located at 3759 West Division Street. (15-042-21)

4. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 1200 North Kedzie Avenue. (15-043-21)
5. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 3013 East 83rd Street. (15-044-21)
6. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 3025 East 83rd Place. (15-045-21)
7. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 1828 South Kedzie Avenue. (15-046-21)

Tax Increment Financing

8. The Read/Dunning Redevelopment Project Area Extending the life of the Tax Increment Financing District for the proposed Read/Dunning by twelve years. The TIF boundaries are, generally, Montrose Avenue and Forest Preserve Drive on the north, Irving Park Road on the south, Narragansett Avenue on the east, and Harlem Avenue on the west.

Acquisitions and Dispositions

9. A resolution recommending a proposed ordinance authorizing the disposition of 2 City owned parcels to Lakeside Development, LLC in exchange for four other properties to be dedicated as right-of-ways for the property generally located at 7901 South South Shore Drive.
10. A resolution recommending a proposed ordinance authorizing the acquisition of four parcels to be dedicated as Rights-of-way by the City of Chicago from Lakeside Development, LLC in exchange for 2 disposed parcels for the properties located at 3330 East 87th Street (E. 86th Street), 8651 South Burley Avenue (E. 86th Street), 8500 South Green Bay Avenue (E. 84th Street) and 8301 South Green Bay Avenue (E. 84th Street).

D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:

1. Lake Michigan and Chicago Lakefront Protection Ordinance Application, No. 652, submitted by Marol State LLC, for the property generally located at 1121 North State Street and within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The Applicant is proposing to complete a large scale rehabilitation of the existing one-story building on the subject site which will result in an increase in building height. The Applicant is proposing to maintain the current zoning of the property, DX-7 (Downtown Mixed-Use District). **Approved 11-0, Yeas – Commissioners Bond, Bryant, Camargo, Holleb, Kelly, Mooney, Peterson, Scheinfeld, Scudiero, Searl and Shah**
2. A proposed Residential Business Planned Development submitted by the Applicant, Lake Acquisitions, LLC , for the property generally located at 1051-55 West Lake Street and 167 North Aberdeen Street. The Applicant intends to construct an approximately eleven-story building with 75 dwelling units, 140 accessory parking spaces, office space and ground floor retail space on a 28,764 square foot site. The underlying zoning for

the site is currently C1-2 (Neighborhood Commercial District) and is proposed to be changed to C1-5 (Neighborhood Commercial District), prior to establishing the proposed Residential Business Planned Development. **Approved 11-0-1 with Commissioner Burnett being recused, Yeas – Commissioners Bond, Bryant, Camargo, Holleb, Kelly, Mooney, Peterson, Scheinfeld, Scudiero, Searl and Shah**

3. A proposed Business Planned Development and Industrial Corridor Map Amendment in the Kinzie Industrial Corridor submitted by 311 N. Morgan, LLC and 345 N. Morgan, LLC for the property generally located at 311 - 329 North Morgan Street. The applicant proposes to rezone the property from M2-3, Light Manufacturing District to C3-5, Community Shopping District prior to establishing the Business Planned Development. The applicant proposes to construct a seven-story hotel building with 159 hotel keys, ground floor retail, a restaurant, Roof top patio, accessory uses and accessory parking. **Map Amendment Approved 11-0-1 with Commissioner Burnett being recused, Yeas – Commissioners Bond, Bryant, Camargo, Holleb, Kelly, Mooney, Peterson, Scheinfeld, Scudiero, Searl and Shah**

PD Approved 11-0-1 with Commissioner Burnett being recused, Yeas – Commissioners Bond, Bryant, Camargo, Holleb, Kelly, Mooney, Peterson, Scheinfeld, Scudiero, Searl and Shah

4. A proposed Residential Business Planned Development submitted by Ascend Real Estate Group, LLC for the property generally located at 341 - 355 W. Walton St., 325-333 W. Walton St., 900-920 N. Orleans St., 901-921 N. Orleans St., 324-332 W. Locust St., and 340-354 W. Locust Street. The applicant proposes to rezone the property from RT-4, Residential Two-Flat, Townhouse and Multi-Unit District and C1-2, Neighborhood Commercial District to C1-5, Neighborhood Commercial District prior to establishing the Residential Business Planned Development. A portion of the site is improved with a 1-1/2 story Church building and an accessory parking lot for the Church. The remainder of the site is vacant and unimproved. The applicant proposes to establish two subareas; A and B, transfer floor area and dwelling units from one subarea to construct a multi-story residential building with 201 dwelling units, ground floor retail, and accessory parking and accessory uses. **Approved 11-0-1 with Commissioner Burnett being recused, Yeas – Commissioners Bond, Bryant, Camargo, Holleb, Kelly, Mooney, Peterson, Scheinfeld, Scudiero, Searl and Shah**
5. A proposed zoning map amendment within the North Branch Industrial Corridor, submitted by Erol Gladan for the property generally located at 2332-2334 North Elston Avenue. The Applicant proposes to rezone the property from M3-3 (Heavy Industry District) to B2-2 (Neighborhood Mixed-Use District), in order to construct a six-unit residential building with accessory parking at this location. **Approved 11-0, Yeas – Commissioners Bond, Bryant, Camargo, Holleb, Kelly, Mooney, Peterson, Scheinfeld, Scudiero, Searl and Shah**
6. Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 667 submitted by Congress Plaza Hotel, LLC for the property generally located at 520 South Michigan Avenue. The applicant proposes to construct a four-story addition on the west side of the 11th – 14th floors of the existing building to add 60 new hotel rooms and to construct a new 15th floor containing an additional 12 hotel rooms, a restaurant/bar with outdoor patio seating, and support spaces. The site lies within the Historic Michigan Boulevard Landmark District and the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District. **Approved 10-0, Yeas – Commissioners Bond, Bryant, Burnett, Holleb, Mooney, Peterson, Scheinfeld, Scudiero, Searl and Shah**
7. Lake Michigan and Chicago Lakefront Protection Ordinance Application, No. 668, submitted by The Department of Cultural Affairs and Special Events, for the property generally located at 200 East Monroe Street and within the Public-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The Applicant is proposing to construct a one-story temporary pavilion to be used for the display of art at the subject

site. The Applicant is proposing to maintain and build in compliance to the current zoning of the property, PD #677 (Institutional Transportation Planned Development Number 677). **Approved 10-0, Yeas – Commissioners Bond, Bryant, Camargo, Holleb, Mooney, Peterson, Scheinfeld, Scudiero, Searl and Shah**

8. A proposed map amendment in the Northwest Highway Industrial Corridor, submitted by NW HWY Property, LLC, for the property generally located at 5218 North Northwest Highway. The Applicant proposes to rezone the property from M1-2 (Limited Manufacturing/Business Park District) to B3-1 (Community Shopping District), in order to permit the continued operation of a retail shopping center comprised of two existing buildings totaling 11,016 square feet of area at this location. **Approved 8-0, Yeas – Commissioners Bond, Bryant, Mooney, Peterson, Scudiero, Searl Burnett, and Shah**

- E. MATTERS DEFERRED IN ACCORDANCE WITH SECTION 17-13-0108 OF THE CHICAGO ZONING ORDINANCE:

Adjournment: **3:20 PM**